

Ordinance No. 11-015

An ordinance changing the zoning classification on certain property known as 1951 Northwest Green Oaks Boulevard by the approval of specific use permit SUP11-2 for gas drilling; amending the Zoning District Map accordingly; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; providing for severability, governmental immunity, injunctions, and publication; declaring an emergency; and providing an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard case SUP11-2 and recommended approval of the specific use permit on February 16, 2011;

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that the use will: complement or be compatible with the surrounding uses and community facilities; contribute to, enhance or promote the welfare of the area of the SUP and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, upon proper application and for good cause involving changed conditions and in the public interest, City Council waived any limitation period for refilling contained in Section 5-200 of the Zoning Chapter of the City of Arlington Code of Ordinances; and

WHEREAS, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the zoning amendment be approved. Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

A Specific Use Permit for gas drilling is hereby granted for the property known as 1951 Northwest Green Oaks Boulevard, described in Exhibit A, and the Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with this ordinance, the conditions stated in Exhibit B, and the attached site plan. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

2.

If either no gas well permit is issued or drilling activity has not commenced on the property described in Exhibit A within one year after the date of City Council approval, the Specific Use Permit shall expire, unless the director of Community Development and Planning grants an extension as provided in Section 5-500(F) of the Zoning Chapter of the Arlington City Code.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.9.

9.

This is an ordinance for the immediate preservation of the public peace, property, health and safety, and is an emergency measure within the meaning of Article VII, Sections 11 and 12, of the City Charter; and the City Council, by the affirmative vote of all of its members present and voting, hereby declares that this ordinance is an emergency measure, and the requirement that it be read at two meetings, as specified in Section 11, is hereby waived.

10.

This ordinance shall become effective upon second publication.

PRESENTED, FINALLY PASSED AND APPROVED, on this the 1st day of March, 2011 by a vote of 8 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.


ROBERT N. CLUCK, Mayor

ATTEST:


MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:

JAY DOEGEY, City Attorney

BY 

SUP11-2

EXHIBIT "A"

BEING a 3.678-acre tract of land located in the John Childress Survey, Abstract No. 251, in the City of Arlington, Tarrant County, Texas, being a portion of a called 113.460-acre tract of land as described in the Special Warranty Deed to Jane W. White, Larry Bruce White, Jr., and Kristi Gail Hall, fka Kristi Gail White, trustees of the Larry B. and Jane W. White Children's Trust, dated July 31, 1987, filed for record in Volume 14095, Page 490, Deed Records, Tarrant County, Texas, and being a portion of Lot 2, J. Childress South Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1210, Plat Records, Tarrant County, Texas, said 3.678-acre tract of land being more particularly described by metes & bounds as follows:

COMMENCING at the northeast corner of said Lot 2, same being the southeast corner of Lot 1, of said J. Childress South Addition, and being on the west right-of-way line of Northwest Green Oaks Boulevard, a 120-foot right-of-way, said point being South 00°07'35" West, a distance of 240.37 feet from a ½-inch capped iron rod found stamped "Halff & Assoc." for a point of curvature on the west right-of-way line of said Northwest Green Oaks Boulevard;

THENCE South 00°11'35" West, along said west right-of-way line, a distance of 389.89 feet, to a ½-inch capped iron rod found stamped "Halff & Assoc." for a point of curvature on the west right-of-way line of said Northwest Green Oaks Boulevard;

THENCE South 38°32'22" West, departing said west right-of-way line, and over and across said Lot 2, a distance of 272.06 feet, to the POINT OF BEGINNING;

THENCE South 00°32'36" East, continuing over and across said Lot 2, a distance of 415.15 feet, to a point for corner, being on the northwest right-of-way line of said Northwest Green Oaks Boulevard, and being at the beginning of a non-tangent curve to the right having a radius of 1,290.00 feet;

THENCE along said non-tangent curve to the right, and in a southeasterly direction, through a central angle of 01°32'28", an arc length of 34.70 feet, and having a long chord which bears South 30°07'13" West, a chord length of 34.70 feet, to a point for corner;

THENCE South 89°27'24" West, departing said northwest right-of-way line, and continuing over and across said Lot 2, a distance of 345.38 feet, to a point for corner, from which a ½-inch capped iron rod found stamped "Halff & Assoc." on the northwest right-of-way line of said Northwest Green Oaks Boulevard bears South 11°30'34" West, a distance of 443.75 feet;

THENCE North 00°06'05" East, continuing over and across said Lot 2, a distance of 445.03 feet, to a point for corner;

THENCE North $89^{\circ}27'24''$ East, continuing over and across said Lot 2, a distance of 358.07 feet, to the POINT OF BEGINNING and containing 3.678 acres of land, more or less;

AND being generally located north of Northwest Green Oaks Boulevard and west of North Fielder Road with the approximate address being 1951 Northwest Green Oaks Boulevard.

SUP11-2

EXHIBIT "B"

1. Operation of a gas drilling use must comply with all requirements in the Gas Drilling and Production Chapter of the Arlington City Code.
2. Drilling operations shall be completed within five years from the date the gas well permit is issued.
3. At the permit stage, a Road Damage Assessment Study is required to mitigate any impacts to the street system during drilling.
4. At the permit stage, all required tree mitigation will be met.
5. Access to the site will be from Greenbelt Road. North Green Oaks Boulevard will not be used as a transportation route to the drill site.
6. An eight-foot masonry fence around the entire perimeter of the pad site shall be installed within 90-days of drilling the first wellbore. The 90-day clock will begin upon commencement of the first well being drilled. The applicant will begin construction of the masonry wall at the southwest corner of the site, and continue in eastward direction to ensure that the wall facing the neighbors to the south is constructed first.
7. All installed landscaping shall consist of trees and shrubs which must be chosen from the Texas Smartscape plant list. Per the site plan, a total of 83 trees varying in species will be installed. The landscaping will be installed within 90-days of drilling the first well.
8. The operator shall be responsible for the installation of irrigation and additional trees, should any of the existing vegetation surrounding the proposed drill site as shown on the site plan is damaged beyond repair or totally removed. The number of trees shall be determined through the City's current mitigation policy located in Article 14 of the Zoning Ordinance. This vegetation does not include the landscaping required by ordinance for development of this site.
9. The operator shall be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on this site plan.
10. For dust control measures, Chip Seal will be used for the access easement.
11. Sound attenuation walls will be erected to ensure that the noise level will be within the guidelines as set forth in the Gas Drilling and Production Ordinance. Per the submitted site plan, 32 foot sound walls along the perimeter of the site will be used during drilling and fracturing of the wells.
12. An electric rig will be used at this location.

13. The grading plan submitted by applicant shall include and identify a toe of the slope. There shall be no grading or demolition outside 2 feet from the toe of the slope and trees outside 2 feet from the toe of the slope shall be preserved.
14. Use and development of the property must be in compliance with the attached site plan. The letter from Chesapeake, dated 02-16-11, shall be included as part of the site plan.
15. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.



Tony Rutigliano
Public Affairs Coordinator

February 16, 2011

Planning and Zoning Commission
City of Arlington
P.O. Box 90231
Arlington, Texas 76004

Re: SUP11-2 – Greenman Drillsite

Dear Commissioners:

Over the last several weeks, Chesapeake has worked very earnestly with the neighborhoods near the proposed Greenman site in an attempt to address several requests stemming from our original zoning application. The following is a list of items that we have agreed to incorporate in our plans for the Greenman drillsite.

1. We have adjusted the site approximately 125 feet to the North as indicated on our current plan, which will preserve an existing tree mass between North Green Oaks and our landscape buffer.
2. We have moved access to the site from North Green Oaks Blvd to Greenbelt.
3. We will not use North Green Oaks Blvd for the transportation route.
4. We agree to construct an 8' masonry fence (construction details included in our current plan set) around the entire perimeter of the padsite within 90-days of drilling the first wellbore. The 90-day clock will begin upon commencement of the first well being drilled. Additionally, Chesapeake will begin construction of the masonry wall at the Southwest corner of the site, and continue in eastward direction to ensure that the wall facing the neighbors to the south is constructed first.
5. We will follow the planting schedule as indicated on our current plan, which includes installing a total of 83 trees of varying species. The landscaping will also be installed within 90-days of drilling the first well.
6. We will take all necessary steps to meet the City of Arlington's sound requirements including installing 32' sound walls along the perimeter of the site during drilling and fracturing of the wells. We will also meet the ordinance requirements as it relates to sound monitoring and reporting.
7. We will use an electric rig at this location.
8. We will remove the phrase "or decreased" from item number 6 within the General Notes section of the site plan.

9. We will remove all references to chain link fencing from our site plan.
10. We will remove item number 5 from the General Notes section of the site plan.

We greatly appreciate the opportunity to work with the adjacent neighborhoods on this project, and look forward to your favorable vote on SUP11-2. Please do not hesitate to contact me if you should have any questions.

Respectfully submitted,

A handwritten signature in black ink that reads "Tony Rutigliano". The signature is written in a cursive, flowing style.

Tony Rutigliano

GREENMAN DRILL SITE

CURRENT ZONING

LI-LIGHT INDUSTRIAL

PROPOSED ZONING

"LI"-LIGHT INDUSTRIAL WITH A SPECIFIC USE PERMIT FOR GAS DRILLING

OWNER

KRISTI & WHITE HALL CHILD TRUST
5956 SHERRY LANE, STE 18110
DALLAS, TEXAS 75225

DEVELOPER

CHESAPEAKE ENERGY CORPORATION
100 ENERGY WAY
FORT WORTH, TEXAS 76102
CONTACT: DUSTY ANDERSON
TEL: 817-502-5645
FAX: 817-810-0170

**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT**

MYCOSKIE+MCINNIS ASSOCIATES
200 E. ABRAM STREET
ARLINGTON, TEXAS 76010
CONTACT: JACOB SUMPTER
TEL: 817-469-1671
FAX: 817-274-8757

LEGAL DESCRIPTION

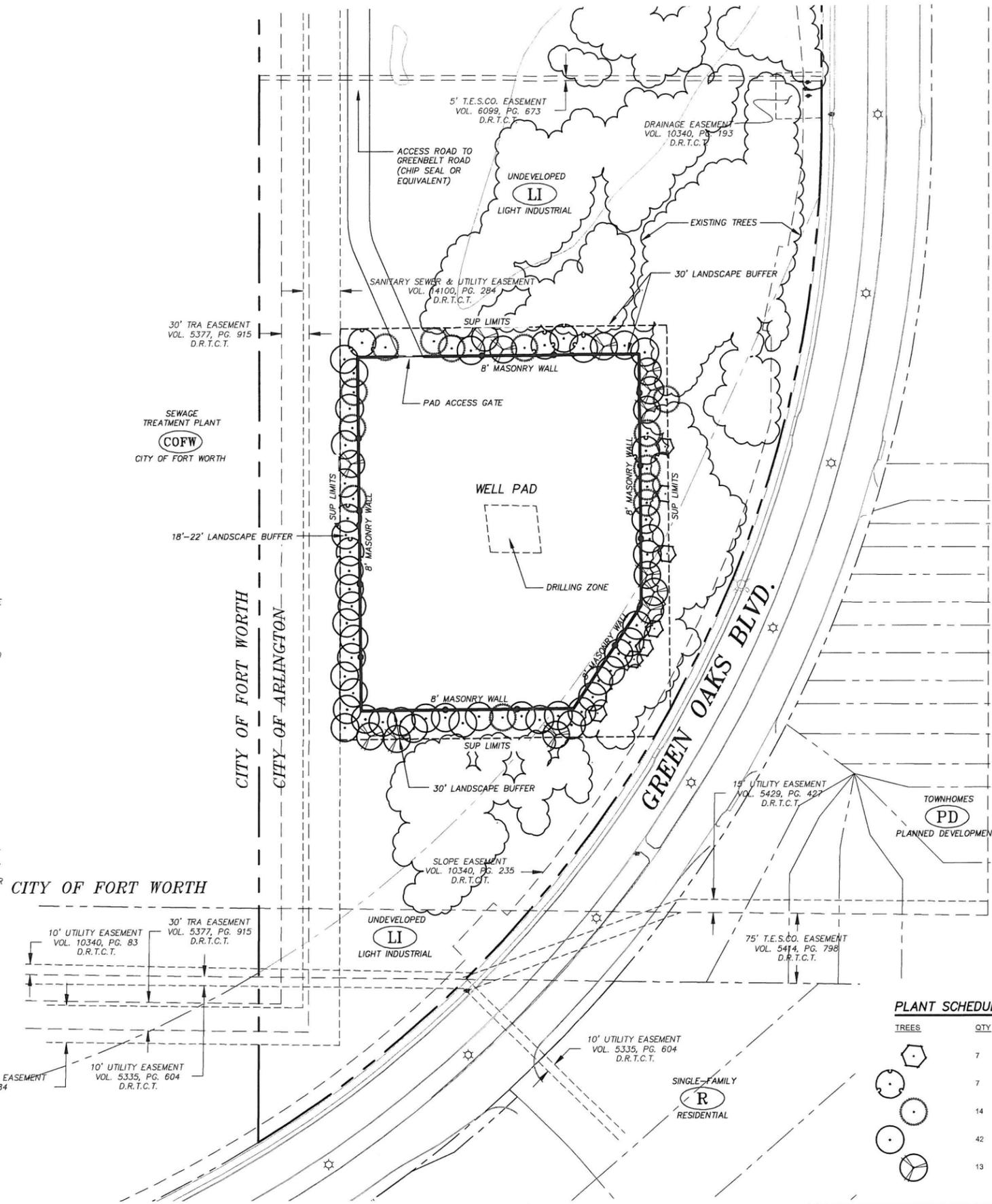
BEING A 3.678 ACRE TRACT OF LAND LOCATED IN THE JOHN CHILDRESS SURVEY, ABSTRACT NO. 251, IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED 113.460 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO JANE W. WHITE, LARRY BRUCE WHITE, JR., AND KRISTI GAIL HALL, FKA KRISTI GAIL WHITE, TRUSTEES OF THE LARRY B. AND JANE W. WHITE CHILDRENS' TRUST, DATED JULY 31, 1987, FILED FOR RECORD IN VOLUME 14095, PAGE 490, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, J. CHILDRESS SOUTH ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 1210, PLAT RECORDS, TARRANT COUNTY, TEXAS

LAND USE

1. SUP AREA 3.678

GENERAL NOTES

- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF ARLINGTON.
- THE OPERATOR AND PROPERTY OWNER ARE REQUIRED TO MAINTAIN THE APPROVED LANDSCAPE IN HEALTHY AND VIGOROUS LIVING CONDITION. THE OPERATOR AND PROPERTY OWNER ARE RESPONSIBLE FOR ALL MAINTENANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO, MOWING, WATERING, FERTILIZING, WEED REMOVAL, ETC. OWNER IS REQUIRED TO REPLACE ANY PLANT MATERIAL THAT DIES WITH THE SAME SPECIES AND SIZE AS SPECIFIED IN THESE PLANS.
- TREE MITIGATION REQUIREMENTS TO BE PROVIDED AT THE PERMIT STAGE.
- THE GOAL IS TO PRESERVE AS MANY OF THE EXISTING TREES AS POSSIBLE. IF MORE TREES CAN BE PRESERVED IN THE PROPOSED LANDSCAPE BUFFERS, OR IF MORE TREES ARE TO BE REMOVED IN THE PROPOSED LANDSCAPE BUFFERS, THE PROPOSED TREE QUANTITIES MAY NEED TO BE INCREASED.
- CHESAPEAKE HAS ADJUSTED THE SITE APPROXIMATELY 125 FEET TO THE NORTH AS INDICATED ON OUR CURRENT PLAN, WHICH WILL PRESERVE AN EXISTING TREE MASS BETWEEN NORTH GREEN OAKS AND OUR LANDSCAPE BUFFER.
- CHESAPEAKE HAS MOVED ACCESS TO THE SITE FROM NORTH GREEN OAKS BLVD TO GREENBELT.
- CHESAPEAKE WILL NOT USE NORTH GREEN OAKS BLVD FOR THE TRANSPORTATION ROUTE.
- CHESAPEAKE AGREES TO CONSTRUCT AN 8' MASONRY FENCE (CONSTRUCTION DETAILS INCLUDED IN OUR CURRENT PLAN SET) AROUND THE ENTIRE PERIMETER OF THE PADSITE WITHIN 90-DAYS OF DRILLING THE FIRST WELLBORE. THE 90-DAY CLOCK WILL BEGIN UPON COMMENCEMENT OF THE FIRST WELL BEING DRILLED. ADDITIONALLY, CHESAPEAKE WILL BEGIN CONSTRUCTION OF THE MASONRY WALL AT THE SOUTHWEST CORNER OF THE SITE, AND CONTINUE IN EASTWARD DIRECTION TO ENSURE THAT THE WALL FACING THE NEIGHBORS TO THE SOUTH IS CONSTRUCTED FIRST.
- CHESAPEAKE WILL FOLLOW THE PLANTING SCHEDULE AS INDICATED ON OUR CURRENT PLAN, WHICH INCLUDES INSTALLING A TOTAL OF 83 TREES OF VARYING SPECIES. THE LANDSCAPING WILL ALSO BE INSTALLED WITHIN 90-DAYS OF DRILLING THE FIRST WELL.
- CHESAPEAKE WILL TAKE ALL NECESSARY STEPS TO MEET THE CITY OF ARLINGTON'S SOUND REQUIREMENTS INCLUDING INSTALLING 32' SOUND WALLS ALONG THE PERIMETER OF THE SITE DURING DRILLING AND FRACTURING OF THE WELLS. WE WILL ALSO MEET THE ORDINANCE REQUIREMENTS AS IT RELATES TO SOUND MONITORING AND REPORTING.
- CHESAPEAKE WILL USE AN ELECTRIC RIG AT THIS LOCATION.
- A NO BUILD LINE SHALL BE DESIGNATED 2 FEET OUTSIDE THE TOE OF SLOPE. THIS LINE SHALL BE SHOWN ON THE GRADING PLAN SUBMITTED DURING THE PERMIT STAGE.
- CHESAPEAKE AGREES TO A 5 YEAR RENEWABLE TIME LIMIT ON THE SUP.



IRRIGATION NOTES

- ALL PROPOSED PLANTS SHOWN ON THIS PLAN WILL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION CONTROLLER WILL BE EQUIPPED WITH AN AUTOMATIC RAIN AND FREEZE SENSOR. FREEZE SENSOR TO BE SET TO 38 DEGREES.
- IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER REGULATIONS OF THE CITY OF ARLINGTON AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- THE OPERATOR IS RESPONSIBLE FOR MAINTAINING THE IRRIGATION SYSTEM IN A PROPERLY WORKING CONDITION.

PLANT MATERIAL NOTES

- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS, MATCHING CHARACTER, AND FULL BRANCHING STRUCTURE.
- ALL PLANT VARIETIES MUST COME FROM A SAME SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.
- ALL B&B TREES MUST BE OF NURSERY STOCK CONDITION.
- ALL CONTAINER GROWN MATERIAL MUST BE OF NURSERY STOCK CONDITIONS, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER. TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT NOT SHALL HAVE EXCESSIVE ROOT GROWTH EN CIRCLING THE INSIDE OF THE CONTAINER.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	CONT	CAL	SIZE
	7	YAUPON HOLLY	B & B OR CONTAINER		9'-10' HT, MULTI-TRUNK
	7	CHINKAPIN OAK	B & B OR CONTAINER	3'	CAL.
	14	SHUMARD RED OAK	B & B OR CONTAINER	3'	CAL.
	42	LIVE OAK	B & B OR CONTAINER	4'	CAL.
	13	CEDAR ELM	B & B OR CONTAINER	3'	CAL.

THE LANDSCAPE PORTION OF THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF SUP APPROVAL UNDER THE AUTHORITY OF JOE C. SARABIA, RLA NO. 1820 ON 02.04.11 AND IS NOT FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.

THIS DOCUMENT IS RELEASED FOR SPECIFIC USE PERMIT APPROVAL BY THE CITY OF ARLINGTON AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

**GREENMAN
SPECIFIC USE PERMIT
1951 NW GREEN OAKS BLVD.
ARLINGTON, TEXAS**

PROJECT TITLE:
**GREENMAN
SPECIFIC USE PERMIT**

m|ma
mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning
license registration number: F-2259
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmotexas.com



PROJECT NUMBER: 2537-0-1
PROJECT MANAGER: JSUMPTER
DRAWN BY: J. SARABIA
CHECKED BY: C.MYCOSKIE
ISSUE DATE: 2/16/11

REV. DATE DESCRIP. BY
SHEET CONTENT:
**SITE PLAN AND
LANDSCAPE PLAN
CASE #SUP11-02**

SHEET NO:
1 OF 3



**GREENMAN
SPECIFIC USE PERMIT**
1951 NW GREEN OAKS BLVD.
ARLINGTON, TEXAS

PROJECT TITLE:
GREENMAN
SPECIFIC USE PERMIT

mima
mycoskie • mcinnis • associates
civil engineering • surveying • landscape architecture • planning
license registration number: E-2759
200 east abram
arlington, texas 76010
817-469-1871
fax: 817-274-8757
www.mmatexas.com



PROJECT NUMBER: 2537-0-1
PROJECT MANAGER: J.SUMPTER
DRAWN BY: J.SUMPTER
CHECKED BY: C.MYCOSKIE
ISSUE DATE: 8/12/10

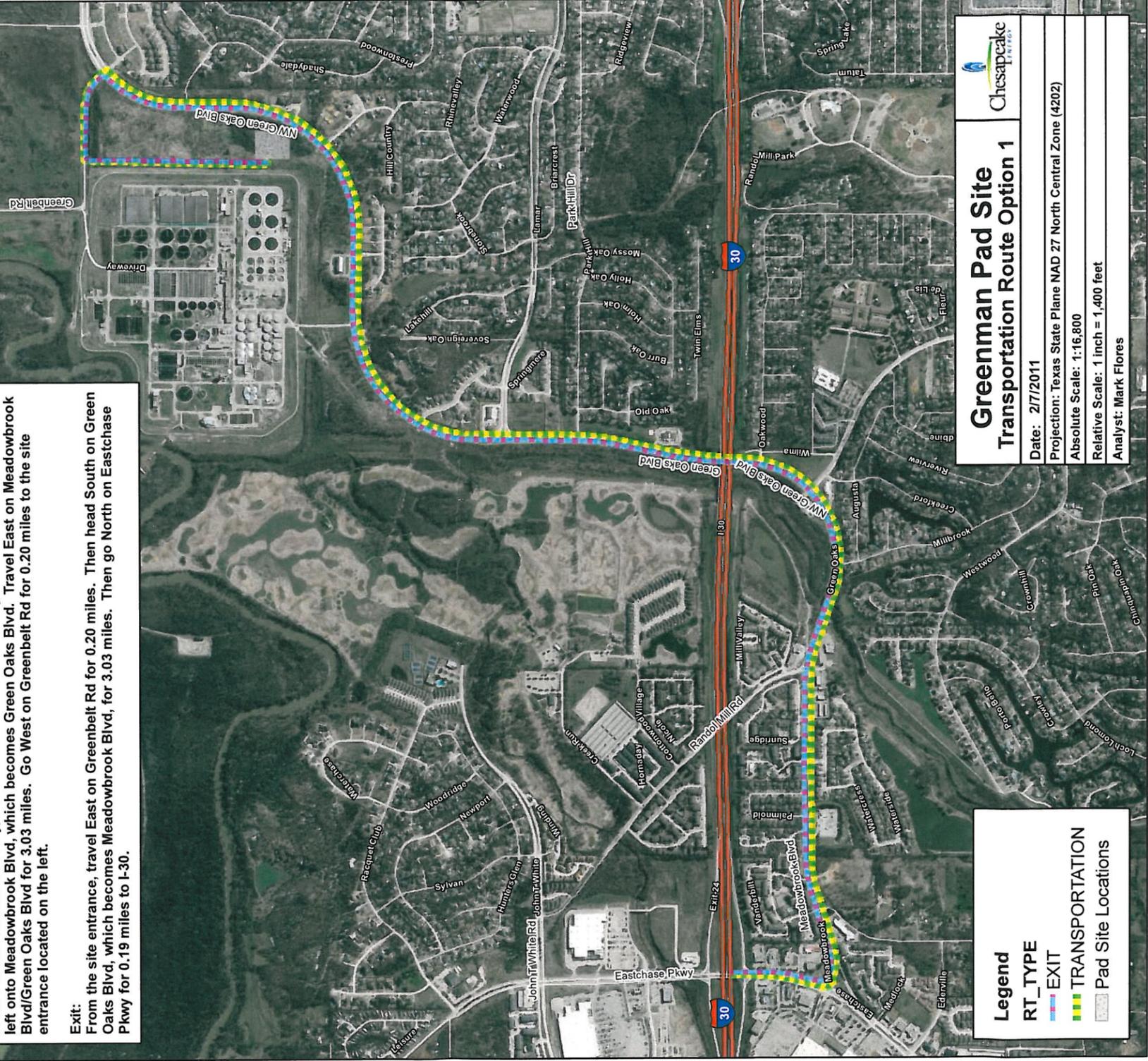
REV.	DATE	DESCRIP.	BY
SHEET CONTENT: 600' BUFFER EXHIBIT CASE #SUP11-02			



Greenman Pad Site - Transportation Route Option 1

Entrance:
From I-30 and Eastchase Pkwy, travel South on Eastchase Pkwy for 0.19 miles. Then take a left onto Meadowbrook Blvd, which becomes Green Oaks Blvd. Travel East on Meadowbrook Blvd/Green Oaks Blvd for 3.03 miles. Go West on Greenbelt Rd for 0.20 miles to the site entrance located on the left.

Exit:
From the site entrance, travel East on Greenbelt Rd for 0.20 miles. Then head South on Green Oaks Blvd, which becomes Meadowbrook Blvd, for 3.03 miles. Then go North on Eastchase Pkwy for 0.19 miles to I-30.



Legend

RT_TYPE	EXIT	TRANSPORTATION	Pad Site Locations

Chcspacke

**Greenman Pad Site
Transportation Route Option 1**

Date: 2/7/2011

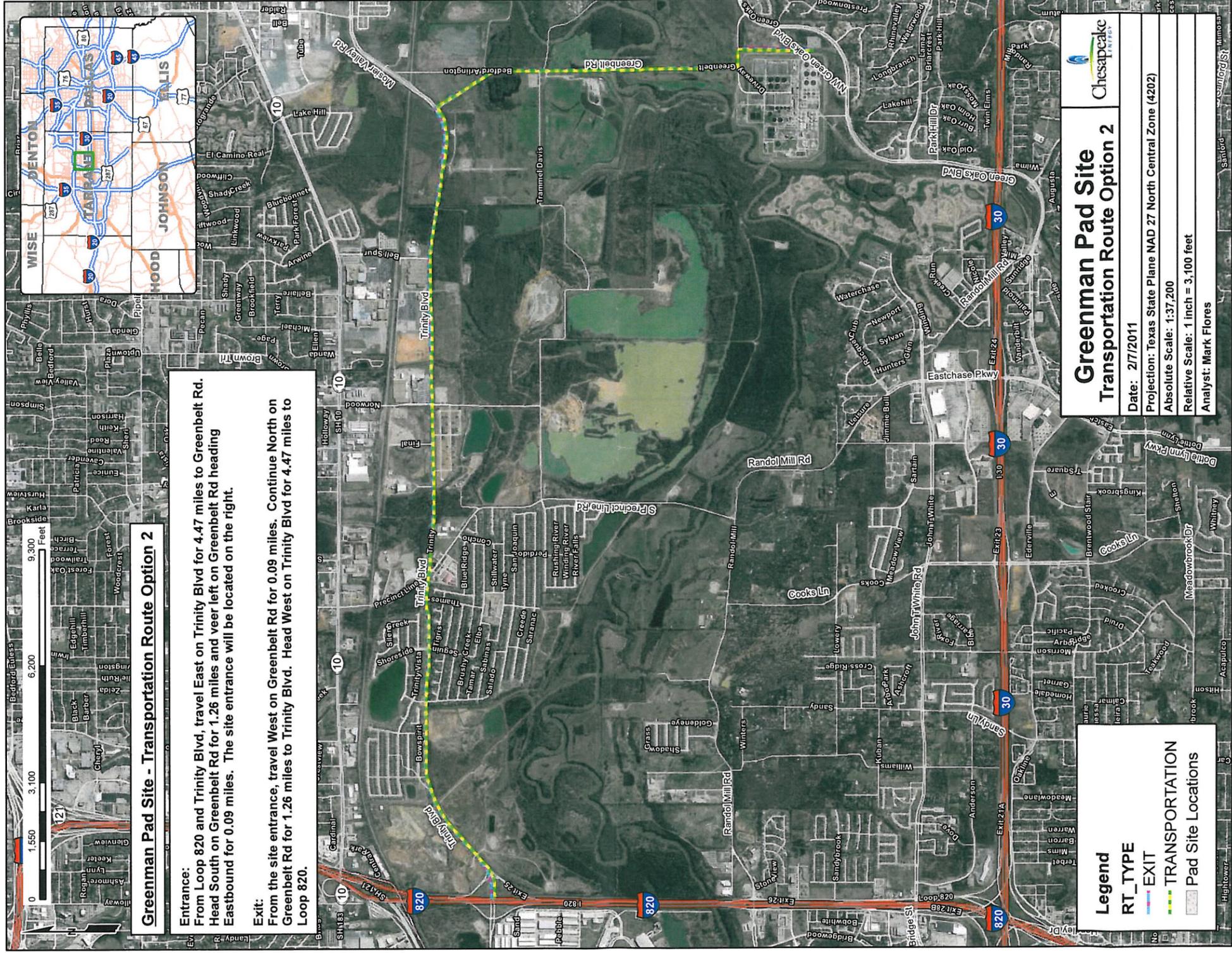
Projection: Texas State Plane NAD 27 North Central Zone (4202)

Absolute Scale: 1:16,800

Relative Scale: 1 inch = 1,400 feet

Analyst: Mark Flores

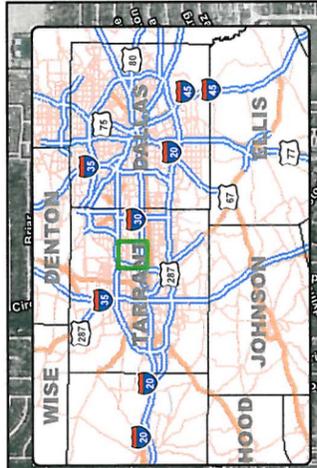
X:\GIS\Field Offices\Fort Worth\Maps\Permitting\Permitting\Greenman Pad\MXDs\Greenman Pad Transportation Opt 2.mxd



Greenman Pad Site - Transportation Route Option 2

Entrance:
 From Loop 820 and Trinity Blvd, travel East on Trinity Blvd for 4.47 miles to Greenbelt Rd.
 Head South on Greenbelt Rd for 1.26 miles and veer left on Greenbelt Rd heading Eastbound for 0.09 miles. The site entrance will be located on the right.

Exit:
 From the site entrance, travel West on Greenbelt Rd for 0.09 miles. Continue North on Greenbelt Rd for 1.26 miles to Trinity Blvd. Head West on Trinity Blvd for 4.47 miles to Loop 820.



**Greenman Pad Site
 Transportation Route Option 2**

Date: 2/7/2011
 Projection: Texas State Plane NAD 27 North Central Zone (4202)
 Absolute Scale: 1:37,200
 Relative Scale: 1 inch = 3,100 feet
 Analyst: Mark Flores

Legend

RT_TYPE
 EXIT
 TRANSPORTATION
 Pad Site Locations

X:\GIS\Field Offices\Fort Worth\Maps\Permitting\Greenman Pad\MXDs\Greenman Pad Transportation Opt 3.mxd

CONCRETE

- All concrete shall:
 - have a minimum ultimate compressive strength (f'c) as follows:
 - Piers & Posts: 4000 psi at 28 days
 - Pier Foundations: 2500 psi @ 28 days
 - have a maximum slump of 5" at point of placement.
 - have a W/C ratio of 0.55 or less for all walls and columns, and 0.60 or less for all foundations.
 - be a normal dry-weight density (UNO).
 - be mixed with Portland Cement Type I or II and shall conform to ASTM C 150.
- All aggregates shall conform to ASTM C33
- Testing of materials if requested shall be performed in accordance with the governing building standards.
- The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
- Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
 - Cast against earth: 3"
 - Precast against forms: Panels: 3/4"; Posts 1 1/2"
- Minimum lap splice length for all reinforcing steel shall be 40 bar diameter unless specifically noted otherwise on the structural plans and/or details. All lap splices to be staggered.
- All reinforcing steel and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
- All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement.
- The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, core and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
- All concrete (except slabs-on-grade 6" or less) shall be placed by steel hammer, slicing tools or mechanically vibrator until concrete is thoroughly compact and without void.
- Concrete shall be maintained in a moist condition for a minimum of five (5) days after placement.
- Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use termie, pump or other method consistent with applicable standards.
- When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.

REINFORCEMENT

- Reinforcing steel shall be to be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
- All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans), except that #3 & #4 bars may be Grade 40. All weld wire fabric (WWF) shall conform to ASTM A185.
- Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection.
- Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
- Fabrication, placement and installation of reinforcing steel shall conform to:
 - Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice
 - CBC Section 1907.
- Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice.

FOUNDATIONS

- All Pier Foundations shall be located in Undisturbed Soil.
- Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the Engineer immediately.
- All compaction, fill, backfilling and site preparation shall be performed in accordance with CBC Appendix Chapter 33.
- Excavate to required depths into natural soil (as indicated in the drawings) or as verified by building official or soils engineer. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation. If footing excavations are made deeper than intended, only concrete shall be used for fill.
- Foundations shall be poured in neat excavations.
- All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete.
- Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
- The sides and bottoms of dry excavations must be moistened just prior to placing concrete; Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
- The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

PRODUCT DATA

- Manufacturer:

Manufactured in NPCA Certified Plant for: Artisan Precast, Inc.
 Artisan Precast, Inc.
 1180 South Beverly Dr. #608, Los Angeles, CA 90035
 Phone #: (310) 556-3200 FAX #: (310) 556-3201
 Web Site: www.artisanprecast.com
- Product Description:

Productions are intended for Residential, Commercial and Industrial Exterior Fencing, Screening Walls and Noise Barriers.
- Composition and Materials:

A mix of High Strength Portland Cement meeting for exceeding the requirements of ASTM-C150, natural aggregates, and Iron Oxide colors placed and cast within factory molds, cured and packaged for shipment.
- Sizes:

Screening fence columns are typically placed at 60 inches on center with the screen fence panels being 12 inches in height and approximately 2 inches in thickness. Overall heights are 6 or 8 feet dependent on local codes and site conditions, contact manufacturer for engineering not included in these specifications.
- Limitations:

Should not be used as a retaining wall for the support of soils or other structural elements, unless modifications in design and construction are done and approved by the manufacturer.
- Technical data for Loading:

Each screen fence is designed to meet the local building codes as they apply. Wind loading and surcharge loads as they occur, will be applied to the panels, columns and foundation components.
- Installation:

The posts are positioned and erected by site-casting the column or post into a drilled pier. The pier size, depth and reinforcement is constructed as specified with site specific engineered drawings. After the posts are accurately spaced, plumbed and leveled, they are braced, until the pier concrete has obtained its initial strength. With the posts erected the panels are manually slid into place. Post caps and panel caps are bonded into place by applying a silicone-based adhesive between the cap and fence component. The posts spacing must be less than 152.4 cm. The panels are sawcut to a length as required to fit.
- Drainage:

Panels can be arranged to allow for continuous or intermittent drainage beneath the fence where applicable.

THE CONTRACTOR/OWNER IS RESPONSIBLE FOR HIRING A GEOTECHNICAL ENGINEER TO DETERMINE IF LOCAL SOIL CONDITIONS MEET OR EXCEED MINIMUM SOIL PROPERTIES SHOWN ON THIS PLAN.

THIS FOUNDATION HAS BEEN DESIGNED BASED ON MINIMUM SOIL PROPERTIES SET FORTH BY THE 2006 INTERNATIONAL BUILDING CODE.

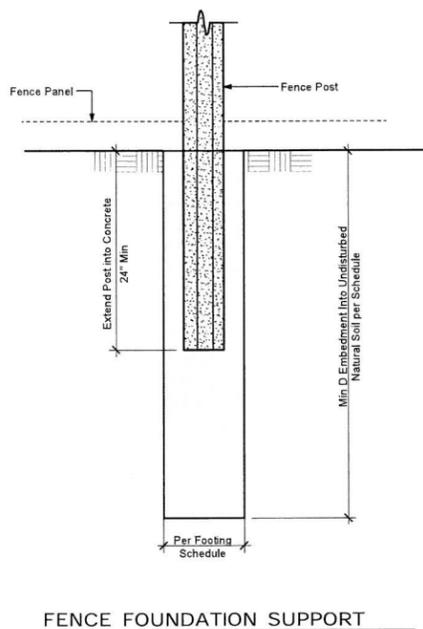
PIER INSTALLATION MAY ENCOUNTER AREAS OF GRANULAR, COLLAPSING SOILS THAT MAY CONTAIN PERCHED GROUNDWATER. PIERS MUST BE EXTENDED THROUGH SOFT AND ORGANIC DEPOSITS TO PROVIDE ADEQUATE LATERAL AND VERTICAL SUPPORT. TEMPORARY CASING MAY BE NECESSARY FOR THE DRILLED PIER INSTALLATION OPERATIONS TO MAINTAIN THE DRILLED SHAFT OPEN THROUGH THESE SOILS DURING CONSTRUCTION.

IF THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN THE SITE AND THESE PLANS, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.

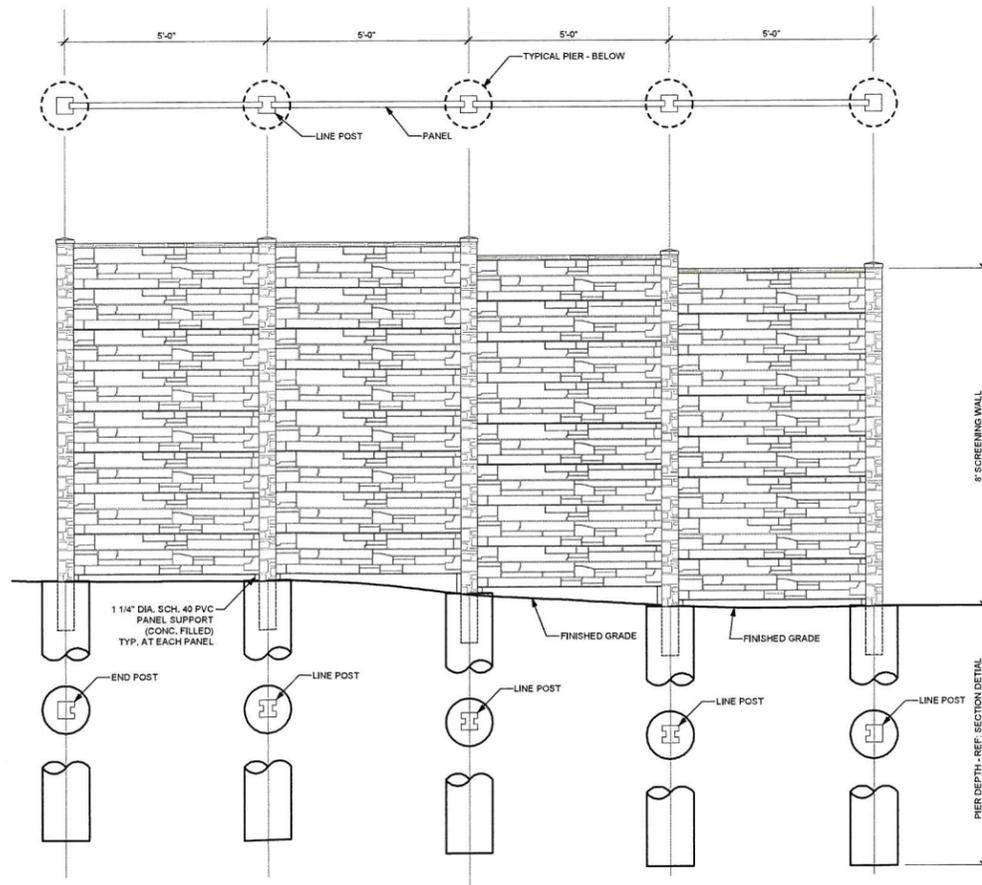
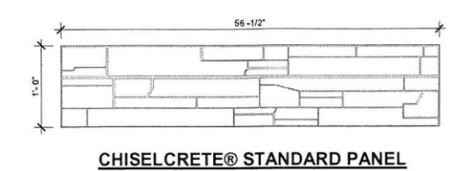
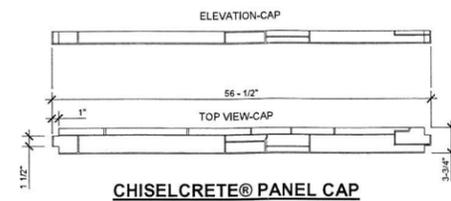
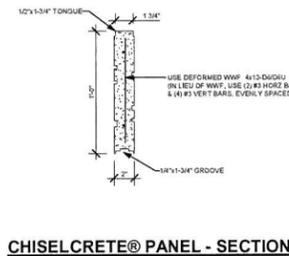
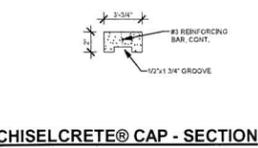
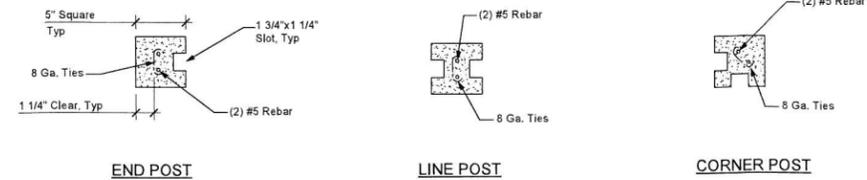
Footing Depth Schedule

Soil Type	B	
	(12" Ø)	(18" Ø)
1. Massive Crystalline Bedrock	2'-9"	2'-6"
2. Sedimentary Rock	3'-3"	2'-9"
3. Sandy Gravel	4'-3"	3'-6"
4. Silty Sand	4'-9"	4'-0"
5. Sandy Clay**	5'-6"	4'-9"

** Assume Type 5 - Sandy Clay Soil OR Soil Types 1-4 may be used with the Approval of the Building Official or Soils Engineer



FENCE FOUNDATION SUPPORT



ELEVATION - 8' SCREENING WALL AND PIERS

Project Name:	Childs Kelley
Project Address:	Grand Prairie, TX
Product:	CHISELCRETE
Fence Height:	8 ft
Governing Code:	2006 IBC
Wind Load:	90 MPH
Exposure:	B
Site Class:	D

Ashley & Vance
ENGINEERING, INC.

860 Walnut St., Suite C
San Luis Obispo, CA 93401
P: (805) 545-0010
F: (805) 545-0011

www.ashleyvance.com

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Engineer of Record:



CHISELCRETE WALL SYSTEM
ARTISAN PRECAST, INC

1180 South Beverly Dr. #608, Los Angeles, CA 90035
(310) 556-3200 FAX (310) 556-3201
www.artisanprecast.com

Revisions:



Date: 13 Dec 2010 Scale: NTS
Job No.: 0217-0009

SHEET
1 OF 1

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.